185.0	0001	0005.0	1 of 1	Commercial		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	10,312,200 / 10,312,200
					USE VALUE:	10,312,200 / 10,312,200
					ASSESSED:	10,312,200 / 10,312,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	CONCORD TPKE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROMAN CATHOLIC ARCH OF BOS
Owner 2:	
Owner 3:	
Street 1:	1175 CONCORD TPKE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 294,540 Sq. Ft. of land mainly classified as Other with a Church/Syn. Building built about 0, having primarily N/A Exterior and Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
962	294540.000	3,300		10,308,900	10,312,200
Total Card	6.762	3,300		10,308,900	10,312,200
Total Parcel	6.762	3,300		10,308,900	10,312,200

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

User Acct 124234

GIS Ref

GIS Ref

Insp Date

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 185.0-0001-0005.0

!14353!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	962	FV	3,300	0	294,540.	10,308,900	10,312,200	10,312,200	Year End Roll	12/18/2019
2019	962	FV	3,300	0	294,540.	10,308,900	10,312,200	10,312,200	Year End Roll	1/3/2019
2018	962	FV	3,300	0	294,540.	8,688,900	8,692,200	8,692,200	Year End Roll	12/20/2017
2017	962	FV	3,300	0	294,540.	7,952,600	7,955,900	7,955,900	Year End Roll	1/3/2017
2016	906	FV	3,300	0	294,540.	6,774,400	6,777,700	6,777,700	Year End	1/4/2016
2015	906	FV	3,300	0	294,540.	5,890,800	5,894,100	5,894,100	Year End Roll	12/11/2014
2014	906	FV	3,300	0	294,540.	5,449,000	5,452,300	5,452,300	Year End Roll	12/16/2013
2013	906	FV	3,300	0	294,540.	5,183,900	5,187,200	5,187,200		12/13/2012

PRINT

Date	Time
12/11/20	04:12:47

LAST REV

Date	Time
03/11/16	08:41:18

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14353

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	7570-272		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	124234
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/25/1992	476	Manual	9,500					ROOFING
9/24/1992	473		10,000					RENOVATE HALL

ACTIVITY INFORMATION

Date	Result	By	Name
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
962	Other		294540		Sq. Ft.	Site		0	70.	0.50	7									10,308,900						10,308,900	

Total AC/HA:	6.76171	Total SF/SM:	294540	Parcel LUC:	962	Other	Prime NB Desc:	ARLINGTON	Total: 10,308,900	Spl Credit	Total: 10,308,90

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	46 - Church/Syn.		
Sty Ht:	0 - 1 St condo		
(Liv) Units:	0	Total:	0
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:			%
Roof Struct:			
Roof Cover:			
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:	0	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.00000000
Const Adj.:	1.00000000
Adj $ / SQ:	125.000
Other Features:	5000
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	5000
Depreciation:	1750
Depreciated Total:	3250

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0		BRs: 0		Baths:				HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	0	0	
Totals			
0			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	125.00
Special Features:	0	Val/Su Net:	
Final Total:	3300	Val/Su SzAd	

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:		
Size Ad		Gross Are		FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 185.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: